



HALSTEAD

REAL ESTATE

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

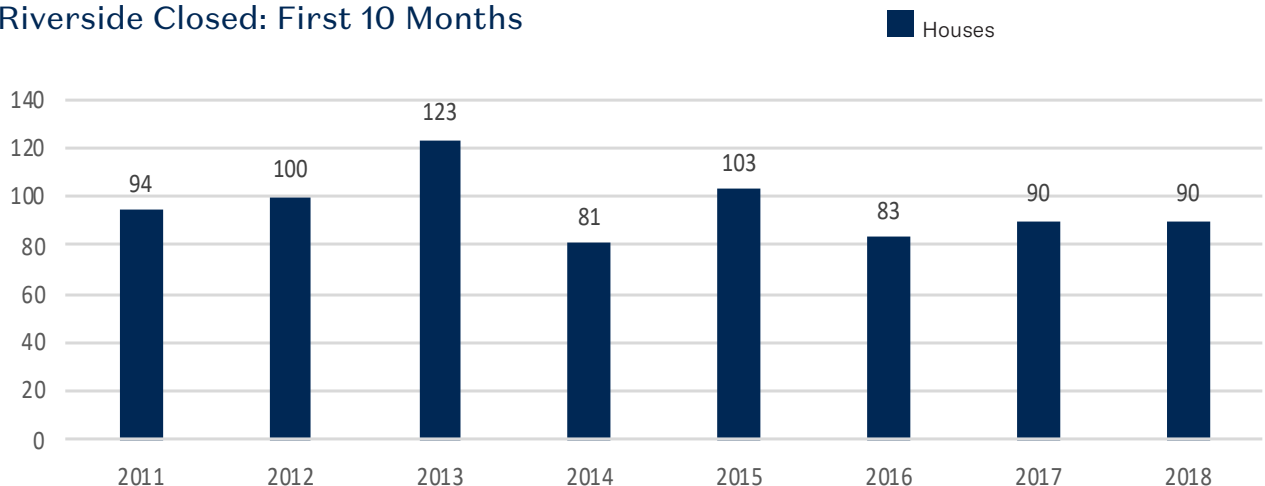
Riverside Market Report

Year To Date Through October 31, 2018

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100
HALSTEAD CONNECTICUT, LLC

	2018	2017	% CHANGE
Houses: Closings in October	11	9	+22.2%
Houses: Closings First 10 Months	90	90	0%
Houses: Median Closing Price First 10 Months	\$1,865,000	\$1,875,250	-0.5%
Houses: Average Closing Price First 10 Months	\$2,390,965	\$2,429,634	-1.6%
Houses: Active Inventory October 31st	91	76	+19.7%
Condos: Closings First 10 Months	3	6	-50%
Condos: Average Closing Price First 10 Months	\$693,333	\$685,333	+1.2%
Condos: Active Inventory on October 31st	5	2	+150%
House & Condo \$ Volume of Closings First 10 Months	\$217,266,850	\$222,779,093	-2.5%

Riverside Closed: First 10 Months





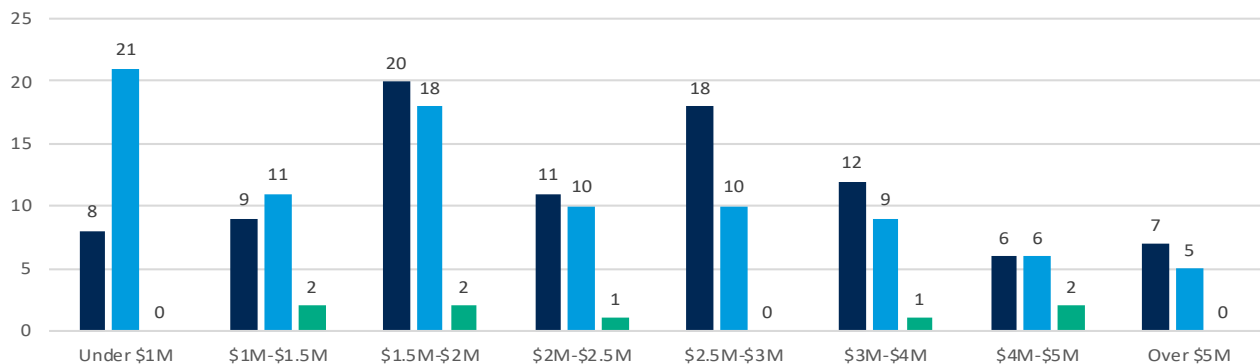
Number of Houses Closed: First 10 Months

	2018	2017	%
Under \$1M	21	15	+40%
\$1M-\$1.5M	11	19	-42.1%
\$1.5M-\$2M	18	12	+50%
\$2M-\$2.5M	10	10	0%
\$2.5M-\$3M	10	9	+11.1%
\$3M-\$4M	9	11	-18.2%
\$4M-\$5M	6	5	+20%
Over \$5M	5	9	-44.4%

Houses Active/Closed/Pending 2018

Active/Pending as of October 31st; Closed: First 10 Months

Active Closed Pending



Lower Fairfield County Town Comparison: First 10 Months (Houses)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2018	2017		2018	2017	
Darien	215	265	-18.9%	\$1,385,000	\$1,400,000	-1.1%
Easton	109	94	+16%	\$562,000	\$602,500	-6.7%
Fairfield	640	672	-4.8%	\$630,000	\$599,950	+5%
All of Greenwich	495	474	+4.4%	\$1,825,000	\$1,797,500	+1.9%
New Canaan	182	222	-18%	\$1,355,000	\$1,453,000	-6.7%
Norwalk	572	571	+0.2%	\$497,500	\$470,000	+5.9%
Redding	107	115	-7%	\$550,000	\$485,000	+13.4%
Ridgefield	280	322	-13%	\$640,630	\$640,000	+0.1%
Rowayton*	61	77	-20.8%	\$950,000	\$1,325,000	-28.3%
Stamford	601	620	-3.1%	\$580,000	\$580,000	0%
Weston	137	138	-0.7%	\$699,000	\$780,000	-10.4%
Westport	353	359	-1.7%	\$1,242,500	\$1,331,000	-6.6%
Wilton	179	193	-7.3%	\$799,000	\$765,000	+4.4%

*Rowayton solds data also included in Norwalk.